101.0	0005	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,100 /	856,100
					USE VALUE:	856,100 /	856,100
					ASSESSED:	856,100 /	856,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNION JOHN M-MARGARET M	
Owner 2:		
Owner 3:		
Street 1:	35 GREELEY CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Wood Shingle Exterior and 2137 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12250.000	304,800		551,300	856,100
Total Card	0.281	304,800		551,300	856,100
Total Parcel	0.281	304,800		551,300	856,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.57 | /Parcel: 400.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65271
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8104!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,800	0	12,250.	551,300	856,100	856,100	Year End Roll	12/18/2019
2019	101	FV	239,600	0	12,250.	559,100	798,700	798,700	Year End Roll	1/3/2019
2018	101	FV	233,600	0	12,250.	417,400	651,000	651,000	Year End Roll	12/20/2017
2017	101	FV	233,600	0	12,250.	378,000	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	233,600	0	12,250.	362,300	595,900	595,900	Year End	1/4/2016
2015	101	FV	193,700	0	12,250.	307,100	500,800	500,800	Year End Roll	12/11/2014
2014	101	FV	193,700	0	12,250.	291,400	485,100	485,100	Year End Roll	12/16/2013
2013	101	FV	193,700	0	12,250.	277,200	470,900	470,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	837-198		7/16/1973		43,000	No	No		N

PRINT

Date	Time
12/10/20	22:41:26

LAST REV

Date	Time
12/01/20	10:20:53
jorourke	

USER DEFINED

Prior Id # 1:	65271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	Meas/Inspect	CC	Chris C
12/4/2008	Meas/Inspect	163	PATRIOT
10/22/1999	Meas/Inspect	256	PATRIOT
7/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12250		Sq. Ft.	Site		0	70.	0.64	5									551,252						551,300	

Total AC/HA:	0.28122	Total SF/SM:	12250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	551,252	Spl Credit		Total:	551,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27122831
Const Adj.:	1.00749993
Adj $ / SQ:	160.095
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441775
Depreciation:	136950
Depreciated Total:	304825

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

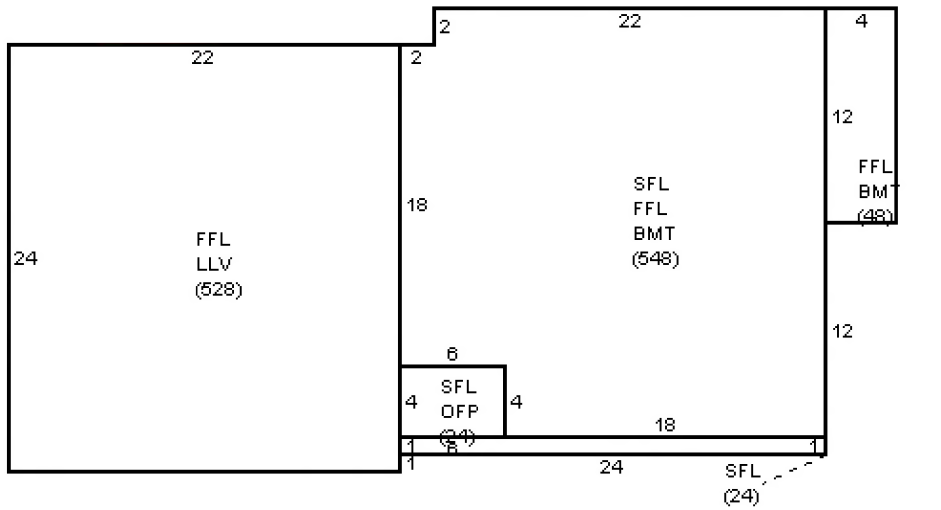
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.10
Special Features:	0	Val/Su Net:	107.40
Final Total:	304800	Val/Su SzAd	180.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,124	160.100	179,947
BMT	Basement	596	71.440	42,580
SFL	Second Floor	566	160.100	90,646
LLV	Lower Level	528	72.040	38,039
OFP	Open Porch	24	44.330	1,064

Net Sketched Area:	2,838	Total:	352,276
Size Ad	1690.1999	Gross Are	2868	FinArea	2137
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	